

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan, SP 3-1-03 Country Western Village, Centerline Homes/Joseph Michael McHugh, 7500 & 7550 Griffin Road, Generally located on the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 3-1-03 Country Western Village, 7500 & 7550 Griffin Road (Griffin Corridor District, West Gateway Use Zone)

REPORT IN BRIEF:

The subject site is 5.387 acres in area located at the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue. The applicant is proposing a two-story office building of 21,192 square feet facing Griffin Road, and 52 town homes including 26 two-bedroom units and 26 three-bedroom units at the back of the property.

The site design utilizes the Traditional Neighborhood design concepts to provide a pedestrian friendly environment utilizing front porches and common areas. The front facades of the town homes are designed to face SW 76 Avenue to the west and the existing single family homes to the east, while the garages are in the back of the buildings facing the alley. Pedestrian walkways are provided in front of each town home building, connected to the front office building, and extended to the sidewalk along SW 74 Terrace and Griffin Road. A dry retention area ranging in size from 50 feet to 80 feet is proposed to separate the development from the single family homes to the east. To the west, the existing canal and right-of-way (SW 76 Avenue) provide additional buffers to the adjacent properties.

The site is land use plan designated Commercial along Griffin Road for 2.177 acres and Residential (5 DU/AC) in the back for 3.21 acres. The Future Land Use Map residential designations permit a maximum of 16 units on the site, therefore the applicant requests assignment of 36 units in order to construct the 52 town homes on the subject site. Upon assignment by the Town, a compatibility review by the Broward County Board of County Commissioners is required for the ultimate approval of the use of reserve residential units.

Access to the site is via a 50-foot ingress/egress on Griffin Road, and a 20-foot ingress on SW 74 Terrace. The 20-foot one-way ingress is to prevent the traffic from flowing into the existing residential road. A 12-foot one-way drive is provided in front of the office building with

parallel parking spaces while 24-foot ally ways are provided between two residential buildings, and a residential building and the office building. Total required parking for the office and residential combined uses is 188 spaces. Seventy-one (71) parking spaces are required for the office building and 117 parking spaces for the town homes. Parking for the office building is provided around the building. Each town home has one car garage and one parking space in front of the garage. The units will be deed restricted so that the garages must be used as parking spaces. The Town of Davie Land Development Code requires two parking spaces for two-bedroom unit and 2.5 spaces for three-bedroom unit. Since the residential and the office will use the parking in different time zone, the provided parking spaces will meet the code requirements by sharing parking spaces in different hours during the day and week. A total of 185 parking spaces are provided on site.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the August 26, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the applicant revising the townhouse plans to match the elevations as presented and coming back before this Committee before permits; that the dumpster be moved from the parking area to somewhere near the office building; redesign the west parking to allow only one access point into that parking area (the southern most driveway); change the color of the hardy board on the office building to a darker color; on the office building, stager the flat front canopy to allow for the palms and planters as shown; put in a crosswalk hatching from the west parking to the office building, across the entrance; evaluate the landscape berm plantings on the south property line; and evaluate the Royal Palms in the front of the commercial building (Motion carried 5-0).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Provide a phasing plan which states that no certificate of occupancy for a residential structure shall be issued until construction of the office building commences, and that the final certificate of occupancy for the last three (3) residential structures shall not be issued until the office building receives a certificate of occupancy.
2. Provide a fair share contribution to a fund to be established by the Town of Davie for future placement of the utility lines along Griffin Road underground.
3. The landscape plan shall be revised to include trees required by the Griffin Corridor Architectural Design Manual to replace the proposed trees that are not in the required list along Griffin Road.
4. Homeowner Association (HOA) document shall be approved and recorded prior to the issuance of the first C.O. for the single-family homes.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Contract Purchaser:

Name: Centerline Homes
Address: 12434 Wills Road
City: Coral Springs, FL 33076
Phone: (954) 344-8040

Agent:

Name: Joseph Michael McHugh
Address: 7550 Griffin Road
City: Davie, FL 33314
Phone: (954) 252-7103

BACKGROUND INFORMATION

Date of Notification: August 20, 2003 **Number of Notifications:** 109

Application History: No deferrals have been requested.

Application Request: Site plan approval and flexibility allocation for Country Western Village as a mixed-use development consisting of a 21,192 square feet office building and 52 town homes.

Address/Location: 7500 & 7550 Griffin Road/Generally located on the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue.

Future Land Use Plan Map Designations: Commercial and Residential (5 DU/AC)

Existing Density: 5 DU/AC (16 dwelling units)

Proposed Density: 9.65 DU/AC (52 dwelling units)

Maximum Allowed Density: 10 DU/AC

Zoning: Griffin Corridor District (West Gateway Use Zone 1)

Existing Use: One-story retail store and storage yard

Proposed Use: One office building of 21,192 square feet and 52 town homes

Parcel Size: 5.387 acres (234,658 square feet)

Surrounding Land

Use Plan Map Designations:

North: Residential (3 DU/AC)
South: Residential (5 DU/AC)
East: Commercial
West: Commercial & Residential (5 DU/AC)

Surrounding Uses:

Single family dwellings
Single family dwellings, Nursery
Office building
Single family dwellings

Surrounding Zoning:

North: R-3, Low Density Dwelling District
South: A-1, Agricultural District
R-5, Low Medium Dwelling District
East: Griffin Corridor District (West Gateway Use Zone 1)
R-5, Low Medium Dwelling District
West: Griffin Corridor District (University Drive Node)

ZONING HISTORY

Related Zoning History:

The subject site was rezoned to B-3 (Planned Business Center) in 1997.

The subject site was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

The Plat, Country Western Store, was approved by the Town Council on August 20, 1997. The plat is restricted to 26,571 square feet of commercial use on Parcel A, and 15,704 square feet of commercial (no restaurant) use on Parcel B.

Requests on same property:

The petition, FX 3-1-03, has been submitted concurrently with the Site Plan SP 3-1-03. The request is to assign 36 reserve units to the subject site without a land use amendment.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is 5.387 acres in area located at the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue. The applicant is proposing a two-story office building of 21,192 square feet facing Griffin Road, and 52 town homes at the back of the property. Retail, general services, studio, and personal services uses are not permitted in the proposed office building, as the Griffin Corridor regulations only allow these uses on the first floor of a three (3) story building in the West Gateway Use Zone. The 52 town homes include 26 two-bedroom units and 26 three-bedroom units proposed in three (3) three-story buildings.

The site design utilizes the Traditional Neighborhood design concepts to provide a pedestrian friendly environment utilizing front porches and common areas. The front facades of the town homes are designed to face SW 76 Avenue to the west and the existing single family homes to the east, while the garages are in the back of the buildings facing the alley. Pedestrian walkways are provided in front of each town home building, connected to the front office building, and extended to the sidewalk along SW 74 Terrace and Griffin Road. A 24-foot wide alley is provided between the residential buildings, and residential buildings and the office building to accommodate the traffic within the site. A dry retention area ranging in size from 50 feet to 80 feet is proposed to separate the development from the single family homes to the east. To the west, the existing canal and right-of-way (SW 76 Avenue) provide additional buffers to the adjacent properties.

2. *Land use/Flexibility allocation:* The site is land use plan designated Commercial along Griffin Road for 2.177 acres and Residential (5 DU/AC) in the back for 3.21 acres. The Future Land Use Map residential designation permits a maximum of 16 units on the site, therefore the applicant requests assignment of 36 units in order to construct the 52 town homes on the subject site. Upon assignment by the Town, a compatibility review by the Broward County Board of County Commissioners is required for the ultimate approval of the use of reserve residential units.
3. *Buildings:* The architectural design theme for the Griffin Corridor is Florida Vernacular. The two-story office building incorporates Florida traditional architectural features, such as standing seam metal roof, shutters, overhead canopy, and front balconies with decorative railings. The scale and mass of the buildings are carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as smooth stucco versus hardy plank siding and tinted glass, canvas canopies versus wood Bahaman shutters. The segment color scheme enforces the sense of human scale and provides visual rhythm on the facade. The color combination includes manila, golden mist, Mayflower red, herb garden, and blue tinted glass. The overhead marquees provide pedestrian protection from the sun and rain.

The residential building design maintains the architectural integrity of the site by utilizing the same building materials and color scheme to segment facades. Front facades with front entrances are facing the public right-of-way and neighboring properties while the garages are designed on the back of the building facing the alley. The residential buildings are mixed by two story and three story units to provide interesting rooflines. Breezeways are provided between every six to eight units to provide walkways connecting the front entrances to the back garages. The front and back facades are equally treated with balconies, wood shutters and other design elements.

The intent of the Griffin Corridor District regulations is to have buildings placed forward within a parcel close to major thoroughfares in order to accomplish three (3) goals: to de-emphasize the roadway and emphasize the streetscape along side it; to permit large rear setbacks adjacent to residential uses; and, to act as a noise barrier for adjacent residential uses.

Structures with frontage along Griffin Road within the West Gateway Use Zone 1 shall be built according to the options stated below under “commercial setbacks”, providing that the Town Council may require a particular alternative be utilized based upon existing conditions in the area of the proposed development. In addition, the Griffin Corridor regulations are intended to be flexible and allows for the placement of buildings to differ from the stated requirements by virtue of site plan approval without the need to apply for a variance when the Town Council finds that such deviations from the requirements are consistent with the intent of the regulations and in the best interest of the residents of Davie. Through the site plan process, the petitioner is requesting a difference from the commercial setback requirements to allow the structures to be built 52 to 64 feet from the property line, with a 20-foot landscape buffer and a 10-foot sidewalk adjacent to the structures.

Commercial Setbacks: Minimum of 30’ and maximum of 40’ from the edge of right-of-way, with a 40’ or 30’ landscape buffer and 10’ sidewalk adjacent to the structure; or a build to line of 50’ from the edge of right-of-way, incorporating a 20’ landscape buffer abutting Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10’ sidewalk. The plan indicates the office building will be built 52 to 64 feet from the property line, with a 20-foot landscape buffer and a 10-foot sidewalk adjacent to the structures.

Residential Setback: The minimum required rear setback is 40 feet, and the minimum side setback is one foot per one foot of the building height, provided no side yard abutting a residential side street shall be less than 35 feet in depth. The plan indicates that rear setback of 40 feet, street side of 57 feet, and residential side of 73 feet are provided.

4. Access and Parking: Access to the site is via a 50-foot ingress/egress on Griffin Road, and a 20-foot ingress on SW 74 Terrace. The 20-foot one-way ingress is to prevent the traffic from flowing into the existing residential road. A 12-foot one-way drive is provided in front of the office building with parallel parking spaces while 24-foot ally ways are provided between two residential buildings, and a residential building and the office building. Total required parking for the office and residential combined uses is 194 spaces. Seventy-one (71) parking spaces are required for the office building and 123 parking spaces for the town homes. Parking for the office building is provided around the building. Each town home has one car garage and one parking space in front of the garage. The units will be deed restricted so that the garages must be used as parking spaces. The Town of Davie Land Development Code requires two parking spaces for two-bedroom unit and 2.5 spaces for three-bedroom unit. Since the residential and the office will use the parking in different time, the provided parking spaces will meet the

code requirements by sharing parking spaces in different hours during the day and week. A total of 185 parking spaces are provided on site.

5. *Landscaping:* The site plan indicates 2.345 acres (102,148 square feet) or 44.2% open space (40% required) for the overall site. Large native canopy trees including Live Oak, Green Buttonwood, accented by Silver Buttonwood, Royal Palms, Yellow Lantana, and Sable Palms are planted in clusters within the 20-foot landscape buffer along Griffin Road. The perimeter buffers consist Oaks, Tabebuia, Brazillian Beautyleaf, and Pink Trumpet Tree with Red tip hedges and Liriope. The Griffin Corridor Architectural Design Manual requires using the following native species to achieve the consistency along Griffin Road: Live Oak, Gumbo Limbo, Cabbage Palm, Native Slash Pine, with Dahoon Holly, Satin Leaf, and Wild Tamarind as accent trees. The location of overhead powerline will required a revised landscape plan along Griffin Road to ensure compliance with both the Griffin Corridor Architectural Design Manual and FPL planting list.
6. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
7. *Lighting:* All power lines along Griffin Road are required to be moved underground. The developer is responsible for installing street lights along Griffin Road to the Town's specifications (*Land Development Code §12-32.313 Power Lines and Lighting*). At the time that all the lines are relocated, the developer agrees to pay the fair share.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

All agency comments have been satisfied.

APPLICABLE CODES AND ORDINANCES

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code. In addition, the Griffin Corridor District allows for development standards to be flexible without requiring a variance petition when Town Council finds that the deviations are in the best interest of the Town.

Land Development Code §12-32.320. Master planning incentives and waivers.

"The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development,

provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.”

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102. As of October 2002, there are 141 reserve units and 77.9 acres of commercial flexibility available in this Flexibility Zone. Platting and approval of a compatibility review, for the allocation of commercial flexibility and assignment of reserve units, according to Policy 13.01.10 of the Broward County Land Use Plan is required.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 2: Natural and Historic Resource Protection, Policy 2-1:* Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State’s Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

STAFF ANALYSIS/FINDING OF FACT

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

The request is to allow the subject site to be developed with one office building of 21,192 square feet and 52 town homes on a 5.387-acre site requiring the use of 36 reserve units in Flex Zone 102.

The Future Land Use Plan Map designates the parcel as Commercial and Residential (5DU/AC), and the comprehensive plan allows the Griffin Corridor District (West Gateway Use Zone 1) to be applied to parcels with these uses. The Future Land Use Plan Map designations permits a maximum of 16 units and allows development at the proposed density of 9.65 DU/AC by allocating 36 reserve residential units. The Griffin Corridor District (West Gateway Use Zone 1) allows for development at a *maximum density of 10 DU/AC*.

The requested site plan is designed to meet the intent of both Griffin Corridor Architectural Design Manual and the Town of Davie Land Development Code.

STAFF RECOMMEDATION

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

5. Provide a phasing plan which states that no certificate of occupancy for a residential structure shall be issued until construction of the office building commences, and that the final certificate of occupancy for the last three (3) residential structures shall not be issued until the office building receives a certificate of occupancy.
6. Provide a fair share contribution to a fund to be established by the Town of Davie for future placement of the utility lines along Griffin Road underground.
7. The landscape plan shall be revised to include trees required by the Griffin Corridor Architectural Design Manual to replace the proposed trees that are not in the required list along Griffin Road.
8. Homeowner Association (HOA) document shall be approved and recorded prior to the issuance of the first C.O. for the town homes.

SITE PLAN COMMITTEE RECOMMEDATION

At the August 26, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the applicant revising the townhouse plans to match the elevations as presented and coming back before this Committee before permits; that the dumpster be moved from the parking area to somewhere near the office building; redesign the west parking to allow only one access point into that parking area (the southern most driveway); change the color of the hardy board on the office building to a darker color; on the office building, stager the flat front canopy to allow for the palms and planters as shown; put in a crosswalk hatching from the west parking to the office building, across the entrance; evaluate the landscape berm plantings on the south property line; and evaluate the Royal Palms in the front of the commercial building (Motion carried 5-0).

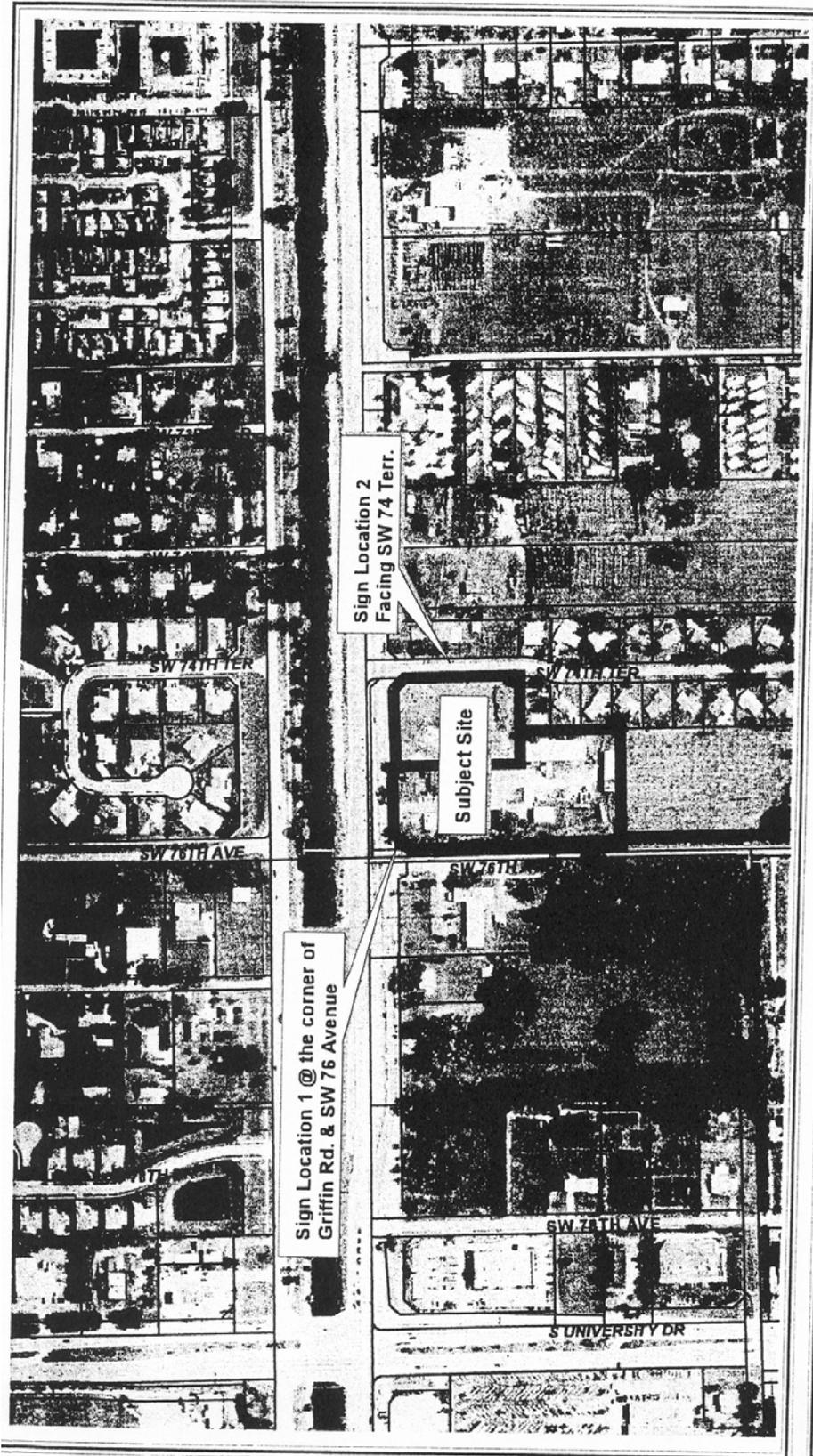
TOWN COUNCIL ACTION

EXHIBITS

Site Plan, Future Land Use Map, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00

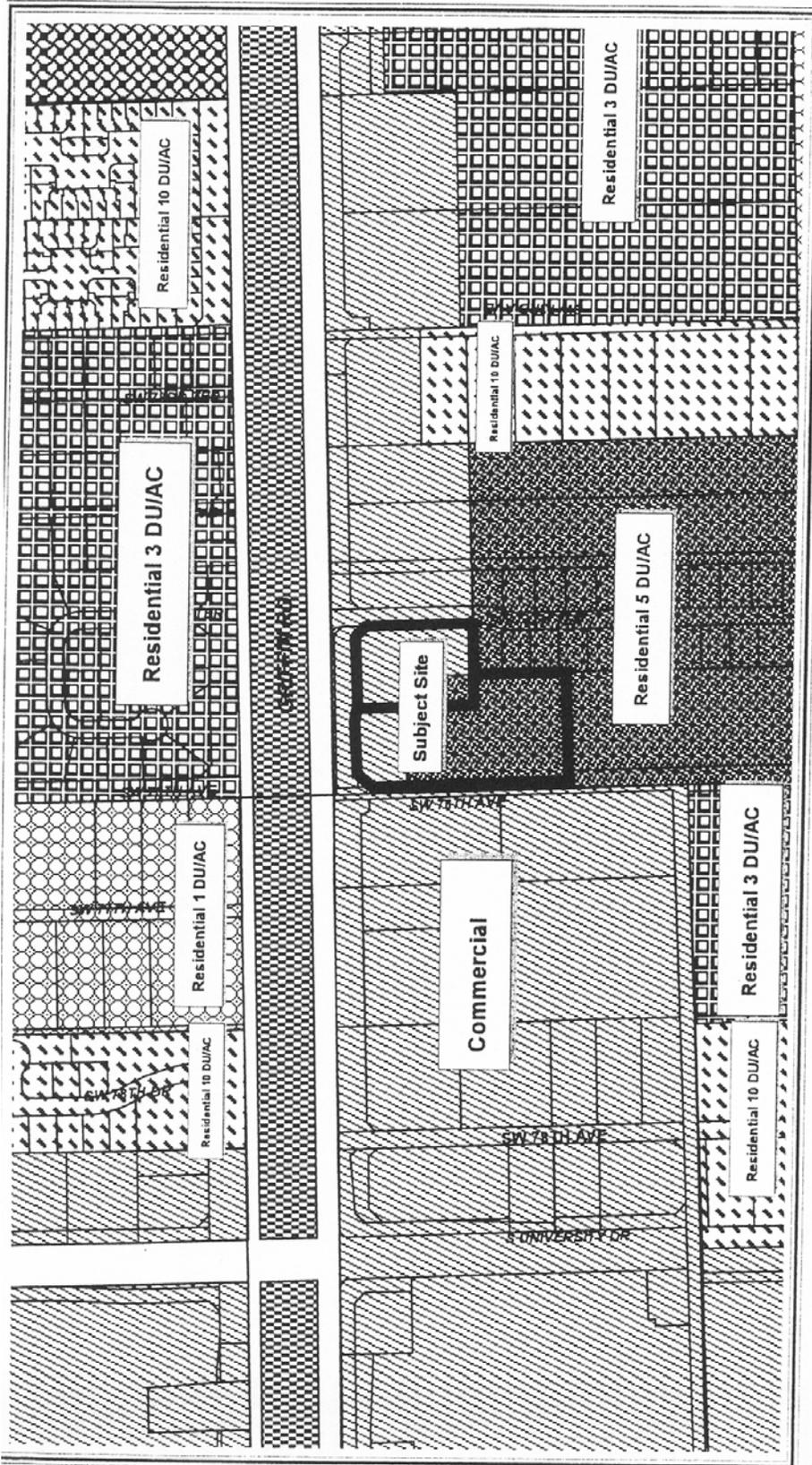


Planning & Zoning Division - GIS



FLEXIBILITY ALLOCATION & SITE PLAN
FX 3-1-03 & SP 3-1-03
Sign Location Map

Prepared By: AVF
 Date Prepared: 8/14/03



FLEXIBILITY ALLOCATION & SITE PLAN
FX 3-1-03 & SP 3-1-03
Future Land Use Map

Prepared By: AYF
 Date Prepared: 8/14/03



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